



City of Seattle

Edward B. Murray, Mayor

Seattle Department of Construction and Inspections

Nathan Torgelson, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Application Number: 3021245
Applicant Name: Penelope West
Address of Proposal: 1717 Valentine Place South

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 3-story, 2 unit townhouse structure in an environmentally critical area. Project includes relocating the existing single family dwelling unit on the property, adding a second story addition and establishing an accessory dwelling unit.
The following approvals are required:

SEPA – Environmental Determination (Seattle Municipal Code) Chapter 25.05

SEATTLE DCI SEPA DETERMINATION:

- ☒ Determination of Non-Significance
- ☐ Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts.

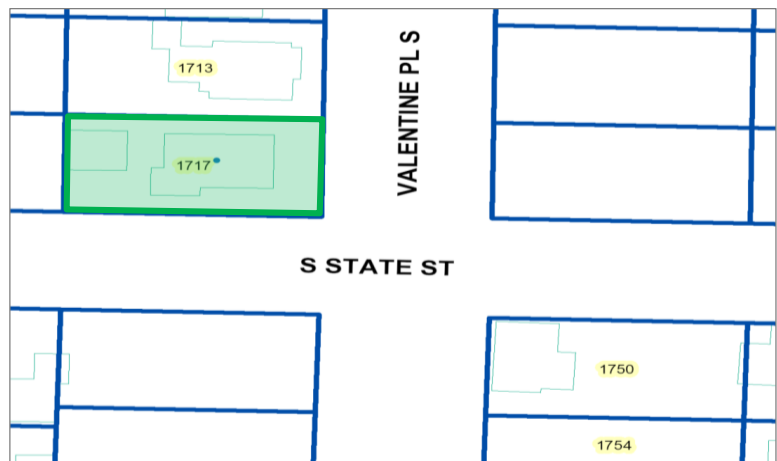
BACKGROUND

Site and Vicinity

Site Zone: LR 2

Nearby Zones: North: LR - 2
South: LR - 2
East: C1-40
West: LR - 2

Site Size: 5,000 sq. ft.



Environmental Critical Areas: Potential Slide Area, Liquefaction

Overlay: Hub Urban Village

Existing Conditions: The proposal site is a rectangular 5,000 square foot (sq. ft.) parcel located in the North Beacon Hill neighborhood. The site is situated at the northwest corner of South State Street and Valentine Place South. The site is located within the following Environmentally Critical Areas (ECAs): Potential Slide Area-ECA2 and Liquefaction Prone Area-ECA5. The site has a descending slope of between 18 to 20 percent from a westerly to an easterly direction. An area near the property's northeast corner has a slope of approximately 40 percent. The site is currently occupied by a single-story single family residence and a detached garage located adjacent to the western property line, both of which will be removed.

Project Description: This is a proposal to construct a 3-story, 2 unit townhouse structure with parking for 2 vehicles on the west side of the property, in addition to relocating the single family structure to the east side of the property, over a new basement level which will become an accessory dwelling unit (ADU).

The northern townhome will be set back 5 feet from the northern property line, and little more than 5 feet from the western property line. The southern townhouse will have a setback of 12 feet from the western property line and 7.5 feet from the southern property line. Both townhomes will be three stories over a basement which daylights to the east. An auto court will be located between the townhomes and the relocated residence.

The applicant submitted a Request for Relief from Prohibition on Steep Slope Development. Seattle DCI reviewed the request and determined that, "Based on a review of the City GIS system and the submitted information, including the August 14, 2015 "Geotechnical Engineering Study, Proposed Residential Development, 1717 Valentine Place South, Seattle, Washington" by Geotech Consultants, Inc.), Seattle DCI concludes that the steep slope areas on and adjacent to the site are less than 20 feet in height and more than 30 feet away from the top or bottom of other steep slope areas. It also appears to be the result of previous legal grading associated with right-of-way improvements and site development. Consequently, the project qualifies for the Relief From Prohibition On Steep Slope Development criteria, as described in SMC 25.09.180 B2a and b. Therefore an ECA Steep Slope Area Variance, or an Exception, is not required to develop this property. It should be noted however that except as described herein, the remaining Environmentally Critical Areas requirements apply."

PUBLIC COMMENT:

No public comments were received during the comment period that ended on December 13, 2015 and renoticed public comment period that ended on February 24, 2016.

ANALYSIS – SEPA

The proposal site is located within an environmentally critical area, as noted above. Proposals located in landslide prone areas (i.e. known landslide areas, potential landslide areas, and steep slopes), may require environmental analysis per municipal code (SMC 25.05.908) and therefore

are not exempt from SEPA review. However, the scope of the environmental review for projects located within critical area is limited to: 1) the documentation as to whether this proposal is consistent with the City of Seattle's Environmentally Critical Areas (ECA) regulations in SMC 25.05; and 2) Evaluating potentially significant impacts on the critical area resources during environmental review resulting in a Threshold Determination as required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11. This review includes the identification of additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts as a result of this project was made in the environmental checklist submitted by the applicant on November 11, 2015. The Department of Construction and Inspections has reviewed and annotated the environmental checklist in as well as the project plans and other relevant information in the file, in addition to all pertinent comments received regarding the proposed action. The information contained in the checklist, supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to have a lasting long term effect.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The SEPA Overview Policy (SMC 25.05.665) states, in part, *"Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation"* subject to some limitations. Under such limitations or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related activities on this site could result in the following adverse impacts: construction dust and storm water runoff, soil erosion, emissions from construction machinery and vehicles, increased use of renewable and non-renewable resources, and an increase in vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope.

Several of these construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08), while the Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. Further discussion of additional short-term construction related impacts follows

Earth /Soils

The ECA Ordinance and Director's Rule (DR) 18-2011 require submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in landslide prone areas. Pursuant to this requirement the applicant submitted a geotechnical engineering study dated

August 14, 2015 prepared by Thor Christensen, P.E. (Geotech Consultants, INC.). The report has been reviewed and approved by SDCI's geotechnical experts, who will establish specific requirements in order for the work to proceed without undue risk to the property or adjacent properties. The existing Grading and Stormwater Codes will sufficiently mitigate adverse impacts to the ECAs. No additional conditioning is warranted pursuant to SEPA policies (SMC 25.05.675.D).

Greenhouse Gas Emissions

Construction activities including worker commuting trips, construction vehicle trips, operating of construction equipment and machinery, will result in minor increase in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are considered to have a potential adverse effect, they are temporary in nature and therefore not expected to be significant. Therefore no further mitigation is warranted pursuant to SMC 25.05.675.F.

Long -term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including greenhouse gas emissions. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation for any additional long-term impacts as a result of this project and as such no further conditioning is warranted per SEPA (SMC 23.05.665). However, the following requires further analysis.

Greenhouse Gas Emissions

While the work site is adjacent to an existing single-family residential structure and additional long term Greenhouse Gas emissions are not expected as a result of an approval of this project. Future operational activities, including vehicular trips associated with project construction and project energy consumption are also not expected to result in an increase in carbon dioxide or other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While some short term impacts may be exist, there are no long-term adverse impacts expected to have a significant impact and therefore, no further mitigation is warranted pursuant to SMC 25.05.675.F.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

CONDITIONS - SEPA

None.

David Landry, Land Use Planner Date: April 7, 2016
Department of Construction and Inspections

DL:bg

Landry/3021245

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.